

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
LISBON TOWN HALL  
TUESDAY, APRIL 5, 2016  
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, April 5, 2016.

6:30 P.M. – Application by Lisbon Landing LLC, 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467 for special permit approval in accordance with section 6.4.23 and section 11 of the zoning regulations to operate the proposed 1000 Degrees Neapolitan Pizzeria Restaurant (54 seats) in a of the former Famous Footwear retail space at 160 River Road-suite #184, Lisbon, CT 06351, aka Map/ Block/Lot –property location: 20/014-0000, Vol/Pg: 91/624, in the IP-1 Zone, said restaurant space to occupy approximately 2512 sq.ft.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg,  
Sharon Gabiga, Benjamin Hull, III, David Gagnon  
Alternates: Melissa Krauss, John Dempsey

MEMBERS ABSENT: Cheryl Blanchard, James Labonne (alternate)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:35 PM:

Application by Lisbon Landing LLC, 33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467 for special permit approval in accordance with section 6.4.23 and section 11 of the zoning regulations to operate the proposed 1000 Degrees Neapolitan Pizzeria Restaurant (54 seats) in a of the former Famous Footwear retail space at 160 River Road-suite #184, Lisbon, CT 06351, aka Map/ Block/Lot –property location: 20/014-0000, Vol/Pg: 91/624, in the IP-1 Zone, said restaurant space to occupy approximately 2512 sq.ft.

Dan Hesser, representative of WS Development, Lisbon Landing, was present to give a brief overview of the application. He provided site plans (exhibit A in the file) for review by the Commission. William Neilson and Dino Patel, owners of 1000 Degrees Neapolitan Pizzeria Restaurant, were also present to answer questions by the Commission.

Chairman R. Adams asked for public comment, to which there was none.

Staff M. Murphy, Town Planner, referred the Commission to the Staff Summary Sheet (Exhibit B in the file).

Proof of notification to the abutters was presented for the record (Exhibit C in the file) by the applicant.

Staff reported that a letter from Donald Aubry, WPCA, outlines a series of issues with the grease trap. He also reported that there were no outstanding comments from other agencies (Fire Marshal, etc.).

The applicant is requesting a series of waivers (per the application).

Staff reported that three special permit application signs were put up, as required.

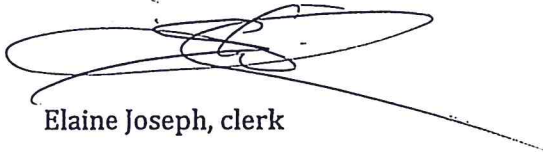
Chairman R. Adams asked if there would be significant handicap parking when the building is separated into

MINUTES  
PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 5, 2016  
page 2 (cont)

three different stores. Staff M. Murphy responded that there are currently five handicap spaces and no additional spaces will be required. Chairman Adams also asked if pizza delivery would be implemented, to which the owner answered "No".

Vice-Chairman r. Giroux questioned the dumpster location, and whether or not it had been addressed, as well as repaired. Dan Hesser stated that it will be addressed again with his company's operations. R. Giroux stated that this was not necessarily a problem for the application, rather something that needed addressing by the landlord.

This Public Hearing was closed at 6:54 PM.



Elaine Joseph, clerk

Approved: \_\_\_\_\_  
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 04/13/16 AT 11:58 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
